



21 Schofield Road, Oakham, LE15 6FW

 **NEWTON FALLOWELL**



Key Features

- Exceptional Four-Bedroom Detached Family Home
- Highly Sought-After & Private Schofield Road Location
- Finished To A High Specification Throughout
- Open-Plan Modern Kitchen / Dining Room
- South-Facing Garden Room
- Separate Snug / Study, Ideal For Working From Home
- Stunning Master Bedroom With En-Suite Shower Room
- Integral Single Garage & Off-Street Parking
- Freehold

Offers in excess of £550,000





Enjoying a discreet and particularly private setting within the highly regarded Schofield Road area of Oakham, this impressive four-bedroom detached home offers exceptionally well-balanced accommodation designed to support modern family living. Combining generous internal proportions with a high standard of presentation throughout, the property represents a rare opportunity to acquire a substantial home within one of the town's most desirable residential locations.

The ground floor provides a thoughtful arrangement of living, entertaining and practical spaces, creating a layout that adapts easily to the rhythm of family life. A spacious living room forms the principal reception area and benefits from excellent natural light, as well as a contemporary wood burning effect fireplace within the newly built media wall, creating a welcoming yet refined environment. Double doors lead through to the kitchen / dining room, which serves as the natural hub of the home. This open and sociable space has been designed with both everyday living and entertaining in mind, offering generous work surfaces, modern cabinetry and ample room for family dining.

Beyond the kitchen, a garden room provides a further light-filled reception space, enjoying direct views over and access to the rear garden and offering a calm setting for relaxation throughout the year. In addition to the main living areas, a separate snug or study offers valuable flexibility, ideal for home working, children's play space or an additional reception room depending on individual requirements. A utility room, ground floor WC and internal access to the garage further enhance the home's practicality.

To the first floor, four generously proportioned bedrooms are arranged around a central landing, each benefitting from built-in storage and excellent natural light. The master bedroom features an en-suite shower room and fitted wardrobes, while the remaining bedrooms are served by a family bathroom. The overall layout ensures the property comfortably accommodates growing families while maintaining a strong sense of space and comfort throughout.

Externally, the home enjoys a mature and well-maintained rear garden that provides an attractive and private outdoor setting, ideal for relaxation, recreation and outdoor dining. To the front, a driveway provides ample off-road parking for up to three cars, before leading to an integral garage, reinforcing the practical nature of the property.

Schofield Road remains one of Oakham's most desirable residential areas, valued for its quiet surroundings while remaining conveniently positioned for access to the town centre, local schooling, amenities and transport links. The combination of space, presentation and location makes this a particularly compelling home within the local market.





Room Measurements

Living Room 5.55m x 4m (18'2" x 13'1")

Kitchen/Dining Room 8.84m x 3.47m (29'0" x 11'5")

Conservatory 3.22m x 2.64m (10'7" x 8'8")

Utility Room 2.4m x 2.24m (7'11" x 7'4")

WC 1.4m x 1.07m (4'7" x 3'6")

Snug/Study 4.59m x 2.56m (15'1" x 8'5")

Single Garage 4.17m x 2.59m (13'8" x 8'6")

First Floor Landing 4m x 1.95m (13'1" x 6'5")

Bedroom One 4.29m x 2.71m (14'1" x 8'11")

Ensuite 2.32m x 1.54m (7'7" x 5'1")

Bedroom Two 3.8m x 2.8m (12'6" x 9'2")

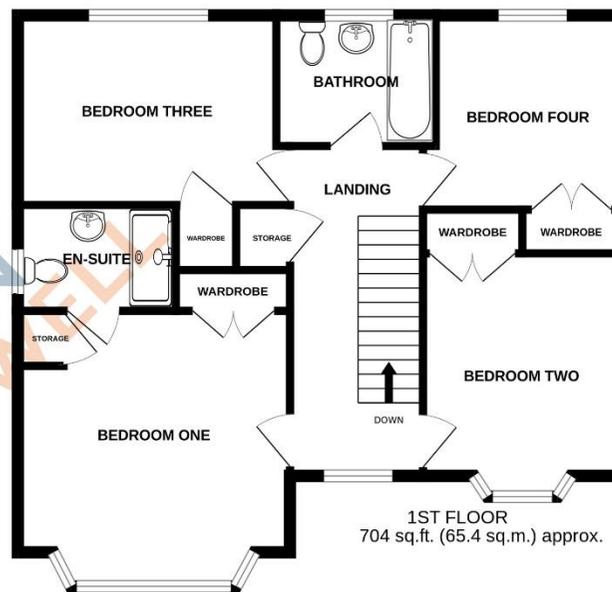
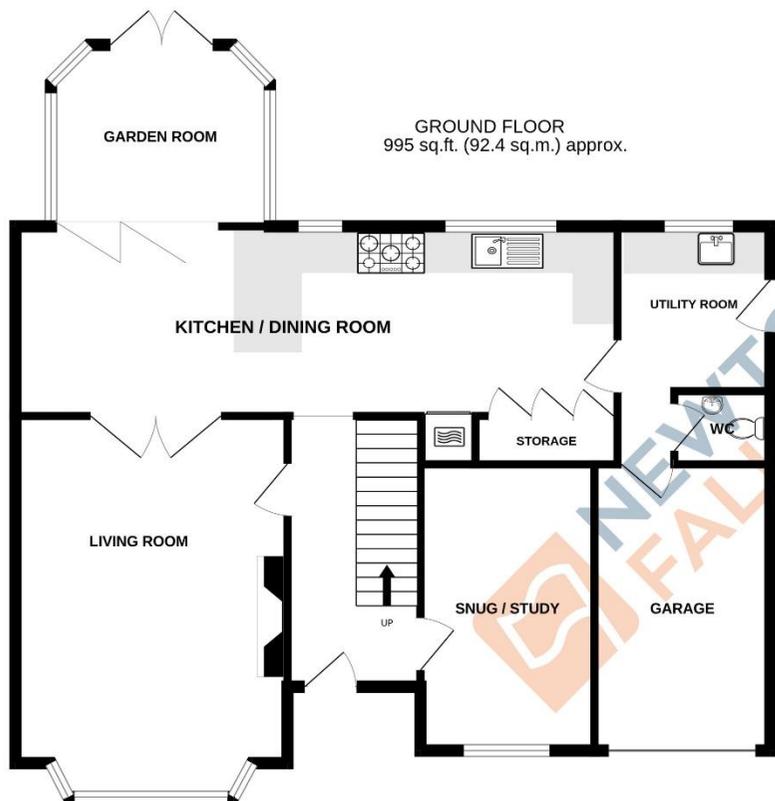
Bedroom Three 3.24m x 2.69m (10'7" x 8'10")

Bedroom Four 2.83m x 2.69m (9'4" x 8'10")

Bathroom 2.35m x 1.9m (7'8" x 6'2")







SCHOFIELD ROAD, OAKHAM, LE15 6FW

TOTAL FLOOR AREA : 1699 sq.ft. (157.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.